



Natalia Alward <alwardn@graffton-ma.gov>

244 Worcester Street - Churchill & Banks Companies, LLC - Warehouse Facility

1 message

mpj220@gmail.com via Town of Grafton MA <cmsmailer@civicplus.com>

Tue, Oct 5, 2021 at 10:30 AM

Reply-To: "mpj220@gmail.com" <cmsmailer@civicplus.com>

To: Planning Department <planningdept@graffton-ma.gov>

Planning Board Public Comment Form

Submitted from the Town of Grafton website on Tuesday, October 5, 2021 - 10:30am

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Submitted by user: Anonymous

Submitted values are:

Select a Project: 244 Worcester Street - Churchill & Banks Companies, LLC - Warehouse Facility

First Name: Mark Johnson

Last Name: Johnson

Email Address: mpj220@gmail.comStreet Address: [19 Hilltop St.](#)

City: Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

Members of the Grafton Planning Board,

Please accept this correspondence as public comment for the proposed "spec" warehouse facility at 244 Worcester Street.

As many other residents have pointed out, building a 675,000 square foot facility on "spec" should be raising concern with each member of the Planning Board. During the previous Planning Board meeting, those representing Churchill & Banks Companies, LLC told the Planning Board that this facility was not planned to be a "last mile" facility but, offered no guarantees of such. In fact, this type of facility and location are perfect for a "last mile" facility such as Amazon, Walmart, etc. The location is less than ¼ mile from an interstate highway and borders many towns with very dense residential properties. For the applicant to refuse to acknowledge this is yet just another huge red flag.

As other residents have pointed out, the property has a long history of hazardous waste. Documents have been presented that outline some major contamination being released that affected streams and groundwater on both the west and east of the property. It is my understanding that there was some serious PCB remediation approximately 10 years ago along the west part of the property, including the power lines. My concerns are that, if proper testing and classification are not done prior to construction, many local residents are at risk.

Another concern I have is traffic, and the safety that goes along with this. While the applicant has submitted a traffic impact study, I would question it's validity. As it stands now, traffic is a nightmare at this location. I have lived on Hilltop Street for 25 years and experience this on a daily basis now. During "rush hour", I can wait 5 or more minutes at the end of Hilltop St to make a left on Rt122. During the evening rush, it can take 5 minutes to go right on Rt.122. I would also like to point out that "rush hour" is usually two plus hours in the morning and two plus hours in the evening.

Besides just residents of Grafton, this Route 122 corner of Grafton has become the Mass Pike access route for every local town. Some of us used to enjoy living on a nice residential street at the end of town. It was quiet. Now, it can be flat out dangerous in the morning. Quite often, as traffic on Brigham Hill approaches Rt. 122, if there are cars already stopped.....the race is on! They make a quick left on Fairlawn, hit the gas to whatever top speed they can get, and then a right on Hilltop (ignoring the stop sign) and out to Rt.122 to see if they beat that car they saw stopped at Brigham Hill. We have just become so used to this that we slow down as we approach Fairlawn as to give right of way to the cars blowing the stop sign.

I would encourage each Planning Board member to visit the location during peak traffic hours. Judge for yourself.

Observe the current traffic and ask yourself, is it wise to add additional traffic to an already overloaded area? How will this affect the local residents? What happens if this facility does, in fact, become a "last mile" facility?

Thank you for your time.

Regards,

10/5/21, 10:41 AM

Town of Grafton Mail - 244 Worcester Street - Churchill & Banks Companies, LLC - Warehouse Facility

Mark Johnson

[19 Hilltop St.](#)

N. Grafton MA 01536